

Voytilla, Marykay

From: Maxwell, Grady
Sent: Thursday, March 20, 2014 10:38 AM
To: Voytilla, Marykay; Hendrickson, Andrew; Filippini, Mark
Cc: Allamano, Jonell; Mills, Joann
Subject: RE: Cmts. by COB 3/24 pls: Lessor Water Testing Proposal

Categories: Weekly Const. Updates

Hello MaryKay,

I would recommend that each kitchen sink and drinking fountains be tested as new floors come onboard. That would be the most effective way of ensuring there are no water quality issues on EPA occupied floors, while minimizing the amount of time spent answering "follow-up" questions from employees due to not having the water tested on their floors.

For example, currently I have begun receiving complaints from staff on the 7th and 11th floors regarding a greenish trail accumulating around the drinking fountains. Some staff are starting to voice concerns that it is due to copper.

If questions or I can be of further assistance, please contact me at 3-0241.

Thanks,

Grady

From: Voytilla, Marykay
Sent: Thursday, March 20, 2014 8:46 AM
To: Hendrickson, Andrew; Maxwell, Grady; Filippini, Mark; Coon, Duane; Ridge, William
Cc: Petruccelli, Michael; Berlow, Cathy; Allamano, Jonell; Mills, Joann
Subject: Cmts. by COB 3/24 pls: Lessor Water Testing Proposal

Andy, Grady, Mark, Duane and Bill,

Jim Truhan has asked for our comments on the Lessor's proposal for lead and radon water testing in the Park Place building by Monday, 3/24. Please review the attached proposal and let's plan to discuss on Monday. I'll set up a meeting. This is our chance to influence where and how many samples will be collected. The Lessor's attached proposal includes only 2 – 3 sample locations.

Mark and Grady, I will look for your input especially as you have had more experience dealing with EPA staff on these sampling issues. Below are the excerpts from the lease that cover this issue. Further below is the e-mail string of correspondence on this issue. Bill

Bill, who in SHEMD should we coordinate with on this issue? Could you forward this e-mail to the appropriate person and copy me, please. I'll take it from there.

8.9 RADON IN WATER (SEP 2000)

A. The Lessor shall demonstrate that water provided in the leased space is in compliance with EPA requirements and shall submit certification to the Contracting Officer prior to the Government occupying the space.

B. If the EPA action level is reached or exceeded, the Lessor shall institute appropriate abatement methods which reduce the radon levels to below this action level.

8.13 LEAD IN DRINKING WATER

Potable water systems components, such as piping, valves, fittings, drinking fountains, and fixtures, shall conform with requirements of the EPA National Primary Drinking Water Regulations (NPDWR) for lead and copper, 40 CFR Parts 141 and 143. Components shall not be incorporated unless bearing the National Sanitation Foundation (NSF) Standard 61 mark signifying compliance with NPDWR requirements. Prior to occupancy, the Offeror shall test the potable water system within the building as well as the potable water supply main for lead content in accordance with EPA Publication entitled "Lead in Drinking Water in Schools and Residential Buildings," EPA 812-8-94-002, April 1994. Testing of the building potable water system and the potable water supply main shall be coordinated with the local water company as well as the state environmental protection agency. Sampling shall be conducted by qualified personnel, and testing and evaluation shall be performed by a Safe Drinking Water Act (SDWA) certified laboratory. The potable water system shall be retested after major facility modifications, plumbing system alterations, or the addition of new water supply fixtures (e.g., water coolers).

Mary Kay Voytilla

Lease Project Associate Director

Office of Management Programs

voytilla.marykay@epa.gov

Phone: (206) 553-2712

From: Voytilla, Marykay

Sent: Wednesday, March 19, 2014 10:20 AM

To: Voytilla, Marykay; James Truhan - 10PCE

Cc: William Senn - 10SPSPS; Berlow, Cathy; duane.coon; Kamy Goldfarb; Maxwell, Grady; Filippini, Mark; Hendrickson, Andrew; Mills, Joann; Allamano, Jonell

Subject: RE: GSA Seeks Feedback on Lessor Proposal for Water Testing

Sorry gang, forgot to attach the proposal.

Mary Kay Voytilla

Lease Project Associate Director

Office of Management Programs

voytilla.marykay@epa.gov

Phone: (206) 553-2712

From: Voytilla, Marykay

Sent: Wednesday, March 19, 2014 8:28 AM

To: 'James Truhan - 10PCE'

Cc: William Senn - 10SPSPS; Berlow, Cathy; duane.coon; Kamy Goldfarb; Maxwell, Grady; Filippini, Mark; Hendrickson, Andrew; Mills, Joann; Allamano, Jonell

Subject: GSA Seeks Feedback on Lessor Proposal for Water Testing

Thanks, Jim. Will do. I'm sharing the proposal with the rest of the move team and with our H&S guys, Mark and Grady I know Mark is on leave this week. *When do you want comments?* Would mid-next week be okay?

Mary Kay Voytilla

Lease Project Associate Director

Office of Management Programs

voytilla.marykay@epa.gov

Phone: (206) 553-2712

From: James Truhan - 10PCE [<mailto:james.truhan@gsa.gov>]
Sent: Wednesday, March 19, 2014 8:12 AM
To: Voytilla, Marykay
Cc: William Senn - 10SPSP; Berlow, Cathy; duane.coon; Kamy Goldfarb
Subject: Fwd: EPA R10 TI: WATER TESTING RESULTS

Mary Kay, Bob Bliss,

Please find attached the Lessor's proposal for water testing, which is required as part of the lease. Am requesting your review and comment.

Note that the lease requirement is fairly narrow and omits specifics relative to number of tests, testing locations, etc.

I would ask that comments be aligned with the lease terms and applicable standards and regulations only and avoid prescriptive feedback.

Thank you.

Jim

James E. Truhan, MCR
Total Workplace Program Specialist

gsa.gov/totalworkplace
Architectural and Engineering Services
Design & Construction Division
PBS, Northwest/Arctic Region

253.736.3551

----- Forwarded message -----

From: Tim Holt <tholt@waholdings.com>
Date: Tue, Mar 18, 2014 at 5:44 PM
Subject: RE: EPA R10 TI: WATER TESTING RESULTS
To: James Truhan - 10PCE <james.truhan@gsa.gov>
Cc: James Coffelt - 10PRAA <james.coffelt@gsa.gov>, William Senn - 10SPSP <william.senn@gsa.gov>, Pamela King <pking@waholdings.com>

Jim,

Attached is the proposal we received from RGA to perform the lease required water testing at the Park Place building. Unless the government has any concerns regarding this testing we are prepared to move forward with contracting and scheduling this testing.

RGA would like to clarify what is being requested by the comment below in 8.13 that states that the testing will be "...coordinated with the local water company as well as the state environmental protection agency.". We would welcome a GSA or EPA representative to be present for this water collection if desired.

8.13 LEAD IN DRINKING WATER

Potable water systems components, such as piping, valves, fittings, drinking fountains, and fixtures, shall conform with the requirements of the EPA National Primary Drinking Water Regulations (NPDWR) for lead and copper, 40 CFR Parts 141 and 143. Components shall not be incorporated unless bearing the National Sanitation Foundation (NSF) Standard 61 mark signifying conformance with NPDWR requirements. Prior to occupancy, the Offeror shall test the potable water system within the building as well as the water supply main for lead content in accordance with EPA Publication entitled "Lead in Drinking Water in Schools and Buildings," EPA 812-B-94-002, April 1994. Testing of the building potable water system and the potable water supply main shall be coordinated with the local water company as well as the state environmental protection agency. Sampling shall be conducted by qualified personnel, and testing and evaluation shall be performed by a Safe Drinking Water Act (SDWA) certified laboratory. The potable water system shall be retested after major facility modifications, plumbing system alterations, or the addition or removal of supply fixtures (e.g., water coolers).

Please let me know if there are any other concerns or questions.

Thanks,

Tim Holt
Washington Holdings
[206-613-5330](tel:206-613-5330) direct

tholt@waholdings.com

www.waholdings.com

From: Tim Holt
Sent: Thursday, March 13, 2014 12:54 PM
To: 'James Truhan - 10PCE'
Cc: James Coffelt - 10PRAA; William Senn - 10SPSPS; Pamela King

Subject: RE: EPA R10 TI: WATER TESTING RESULTS

Jim,

We have made contact with RGA who has done this type of water testing for us in the past. I will forward their proposal to you once we receive it to help insure that the scope will meet your needs and expectations.

Thanks,

Tim Holt
Washington Holdings
206-613-5330 direct

tholt@waholdings.com

www.waholdings.com

From: James Truhan - 10PCE [<mailto:james.truhan@gsa.gov>]

Sent: Thursday, March 13, 2014 8:12 AM

To: Tim Holt

Cc: James Coffelt - 10PRAA; William Senn - 10PSPS

Subject: Fwd: EPA R10 TI: WATER TESTING RESULTS

Hi Tim.

Following up on this. Can you please confirm the scope and timing of the water testing?

Thank you.

Jim

James E. Truhan, MCR
Total Workplace Program Specialist
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Architectural and Engineering Services

Design & Construction Division

PBS, Northwest/Arctic Region

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----- Forwarded message -----

From: **Tim Holt** <tholt@waholdings.com>

Date: Mon, Mar 3, 2014 at 12:35 PM

Subject: RE: EPA R10 TI: WATER TESTING RESULTS

To: James Truhan - 10PCE <james.truhan@gsa.gov>, Marc Bloom <mbloom@bloomprojects.com>

Cc: William Senn - 10SPSP <william.senn@gsa.gov>, Mary Senn <mary.senn@gsa.gov>, James Coffelt - 10PRAA <james.coffelt@gsa.gov>, Pamela King <pking@waholdings.com>, Josh Keene <JKeene@waholdings.com>

Jim,

I am finding two water testing requirements in the SFO.

- 8.9 which is for Radon in Water.
- 8.13 which is for Lead in drinking water.

If there are other water testing requirements that you are aware of can you please point us to those requirements in the lease? Unless there is further direction on this testing we will use the above mentioned lease sections as guidance when contracting for this testing.

Thanks,

Tim Holt
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From: James Truhan - 10PCE [mailto:james.truhan@gsa.gov]

Sent: Friday, February 28, 2014 10:10 AM

To: Tim Holt; Marc Bloom

Cc: William Senn - 10SPSP; Mary Senn; James Coffelt - 10PRAA

Subject: EPA R10 TI: WATER TESTING RESULTS

Tim/Marc,

I note that the lease requires water testing be conducted and reports forwarded in conjunction with renovation activities.

Can you please confirm testing has been conducted - or will be conducted and when.

Thank you.

Jim

James E. Truhan, MCR
Total Workplace Program Specialist
gsa.gov/totalworkplace

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From: Voytilla, Marykay

Sent: Wednesday, March 05, 2014 1:47 PM

To: James Truhan - 10PCE

Cc: William Senn - 10SPSP; Filippini, Mark; Maxwell, Grady; Allamano, Jonell; Hendrickson, Andrew; Mills, Joann

Subject: RE: EPA R10 TI: WATER TESTING RESULTS

Thank you, Jim.

I think we need to know a little more from the Lessor.

- For example, where will the testing be done, e.g., where in the EPA space does the Lessor intend to test the potable water system, every drinking fountain, new drinking water fountains only, every kitchen faucet, refrigerator water supply, on every floor, etc.?
- Also, the lease identifies that testing will be done prior to occupancy. EPA assumes that means that testing of water faucets and kitchen spigots will occur on every floor before staff move into their new space? Is that what the Lessor intends? Is that how GSA interprets the lease language?
- Where is the testing location of the building water supply main?

Here's a link to the document referenced in the lease section 8.13 that identifies sampling strategy and procedures that must be followed: [Lead in Drinking Water in Schools and Non-Residential Buildings](#).

Mary Kay Voytilla

Lease Project Associate Director

Office of Management Programs

voytilla.marykay@epa.gov

Phone: (206) 553-2712

From: James Truhan - 10PCE [<mailto:james.truhan@gsa.gov>]

Sent: Wednesday, March 05, 2014 12:28 PM

To: Voytilla, Marykay

Cc: William Senn - 10SPSP

Subject: Fwd: EPA R10 TI: WATER TESTING RESULTS

FYI...confirms cited lease sections per our conversation this morning, where I was incorrectly recalling which were the water quality ones.

Jim

James E. Truhan, MCR

Total Workplace Program Specialist

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From: Tim Holt <tholt@waholdings.com>

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Cc: William Senn - 10SPSP <william.senn@gsa.gov>, Mary Senn <mary.senn@gsa.gov>, James Coffelt - 10PRAA <james.coffelt@gsa.gov>, Pamela King <pking@waholdings.com>, Josh Keene <JKeene@waholdings.com>

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Sent: Friday, February 28, 2014 10:10 AM
To: Tim Holt; Marc Bloom
Cc: William Senn - 10SPSP; Mary Senn; James Coffelt - 10PRAA

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